



Map ONE

# Torrey Pines

## Existing Conditions

### Land Use

#### Legend

- Single Family Residential
- Multi-Family Residential
- Group Quarters
- Mobile Home Park
- Commercial
- Industrial; Warehouse/Storage
- Extractive Industry
- Communication Utilities; Transportation Related
- Institutional
- Schools
- Park; Open Space; Beaches
- Private Recreation
- Undeveloped
- Bodies of Water

**Single Family** –single family detached housing units, on lots smaller than 1 acre.  
**Multi-Family** –attached housing units, two or more units per structure –includes duplexes, townhouses, condominiums apartments, and SRO's in Centre City.

**Group Quarters** –includes dormitories, convalescent or retirement homes not associated with or within a health care facility, rooming houses, or half-way houses.

**Commercial** –includes, community, neighborhood, and specialty shopping centers, office buildings, hotels, motels, auto dealerships, wholesale trade, and store front retail, which may include mixed-use i.e. residential on top of commercial, or residential units adjacent to commercial establishments. Includes Commercial Recreation uses such as Boys and Girls Clubs and YMCAs.

**Mobile Home Parks** –Includes mobile home parks with 10 or more spaces that are primarily for residential use. Include manufactured homes, but not RV parks.

**Industrial** –heavy industry, light industry, which includes: industrial parks –office/industrial uses clustered into a center. Light industry-general –usually along major streets or clustered in certain areas, which includes manufacturing uses such as lumber, furniture, paper, rubber, stone, clay, and glass; as well as light industrial uses as auto repair services and recycling centers. Warehousing/public storage –usually large buildings located near freeways, industrial or strip commercial areas.

**Communication and Utilities/Parking** –TV and radio broadcasting stations, relay towers, electrical power generating plants, water and sewage treatment facilities and surface parking lots. Transit Centers included.

**Institutional** –hospitals, churches, libraries, post offices, police and fire stations, and other public services, such as cultural facilities, museums, art galleries, social service agencies, humane societies, and historic sites.

**Schools** –Includes public and private schools, colleges, and universities.

**Agriculture** –Orchards, Vineyards, Nurseries, greenhouses, flower fields, dairies, livestock, equine ranches, row crops and grains. Also includes pastures and fallows.

**Park** –Community parks with recreation areas and centers containing one or more of the following activities: tennis or basketball courts, baseball diamonds, soccer fields, or swings. Smaller neighborhood parks with a high level of use are also included as active parks.

**Private and Commercial Recreation** –May include clubhouses, recreation areas, pools, tennis courts etc. within and associated with residential development if a separate parcel exists. Also includes Golf Courses. Includes Tourist attractions such as Zoo, Wild Animal Park, Sea World.

**Open Space** –Includes wildlife and nature preserves, lands set aside for open space, and parks with limited development and access.

**Undeveloped** –Vacant land that is either graded or not graded. Undevelopable natural areas planned as open space easements around development or open space not a part of an established park or preserve.

All land use designations may not occur in the area displayed on this map.

Land uses are mapped by parcel(s). The land use which generates the highest average daily trips will be shown within each parcel(s).



0 1,000 2,000 4,000 6,000 8,000 Feet

City of San Diego  
Planning Department  
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